

Summary of Changes for 2015 Rental Housing Tax Credit Compliance Manual

Minor formatting, wording, or grammatical changes are not identified in this list. In addition to the items below, all website links referenced in the manual have been revalidated and updated where appropriate.

- 2.2(N)(1)- rewrote language on Affirmative Fair Housing Marketing Plans to more accurately reflect the requirements and questions on the most current version of the form
- 2.2(N)(2)- updated language on Fair Housing brochure to reflect name of most current brochure
- 2.3- added new section on nonprofit material participation requirements
- 4.2(H)- clarified language about applying rent limits for tenants with Section 8 and replaced the somewhat confusing IHCD examples with examples taken from Chapter 11 of the 8823 Guide
- 4.3(F)(3)- changed policy that formerly disallowed charging a security deposit for tenants that wanted to reserve common space areas
- 4.4(A)- added note about when to include the line items for range/microwave and refrigerator from HUD Form HUD-52667 “Allowances for Tenant-Furnished Utilities and Other Services” for purposes of correctly calculating a utility allowance.
- 5.1(C)(4)- added comment that the next available unit rule goes out of effect if the over-income household that invoked the rule is no longer above 140% AMI either due to a decrease in household income or an increase in income limits
- 5.2(B)(3)- added clarification that if household composition includes an unborn child, then the full-time student rule is not invoked since one household member (the unborn child) is not a full-time student
- 5.2(L)- added clarifications on implementing the 80% / 55 and older rule under the Housing for Older Persons Act
- 5.4(B)(5)- added note that the passbook savings rate may now be different between the RHTC program and federal programs (HOME/CDBG/NSP) and that IHCD will annually publish a notice with the rate for each set of programs
- 5.4(C)- clarified language about HOME’s student status rule
- 5.4(D)(1)- updated language on Fair Housing brochure to reflect name of most current brochure
- 5.5- added new section on tax credit projects with IHCD Development Fund as a funding source
- 6- in introductory paragraph, added clarification that the 8823 Guide Chapter 4 is obsolete and should not be used for guidance on income calculations and verifications until updated
- 6.1(B)- noted that the current version of the Tenant Income Certification (Form #22) is the February 2015 Revision
- 6.2- noted that the current version of the Questionnaire (Form #23) is the February 2015 Revision
- 6.3(A)- clarification on 120 day effective term of verifications
- 6.3(B)- section completely updated to note that tenant-provided documents (formerly called second party source documents) are now considered third-party income verification
- 6.3(D)(1)- added 2015 COLA increase of 1.7% for Social Security
- 6.3(D)(7)- added clarification note on treating periodic payments and withdrawals as an income source and not as an asset
- 6.4(C)(1)- added new language about the HUD passbook rate based on HUD Notice H-2014-15 and noted that the rate effective 2/1/15 is 0.06%

- 6.7- clarified that 100% tax credit projects with Development Fund assisted units are still eligible to use the recertification exemption
- 7.5(A)- added reference to new Annual Owner Certification Exhibit E form
- 7.8(D)- updated language about requesting extensions to compliance deadlines
- 8.1(A)- clarified the effect of issuance of 8823s on the “Qualifying Period” for requesting the Extended Use Policy
- 8.1(D)(7)- corrected monitoring requirement for Extended Use Policy to match general monitoring policy that was updated in 2014- desktop monitoring will occur instead of onsite if sample size is 16 units or less
- 8.2(B)- changed the exemption request fee to be based on the Extended Use Policy monitoring fee of \$10 per unit instead of the full \$23 per unit
- 8.2(C)- updated language on foreclosure and effect on extended use based on guidance released in April 2014 in *LIHC Newsletter Issue #55*.
- Appendix K- added current Fair Housing brochure entitled “Are You a Victim of Housing Discrimination”
- Appendix L- added tenant guide documents; these were previously available on IHCD’s website but not included within the manual